BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT
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Fairfield House, Price Guide £750,000

A substantial 5 bedroom detached family home (2603 sq ft) close to excellent road and rail links to major employment areas

5 bedrooms, family bathroom, en-suite shower room, first floor home office/gym.
Entrance lobby, WC, kitchen/breakfast room, sitting room, 2 further reception rooms.
Large garage, insulated studio, workshop, gym. Plot extending to just under one-third of an acre.

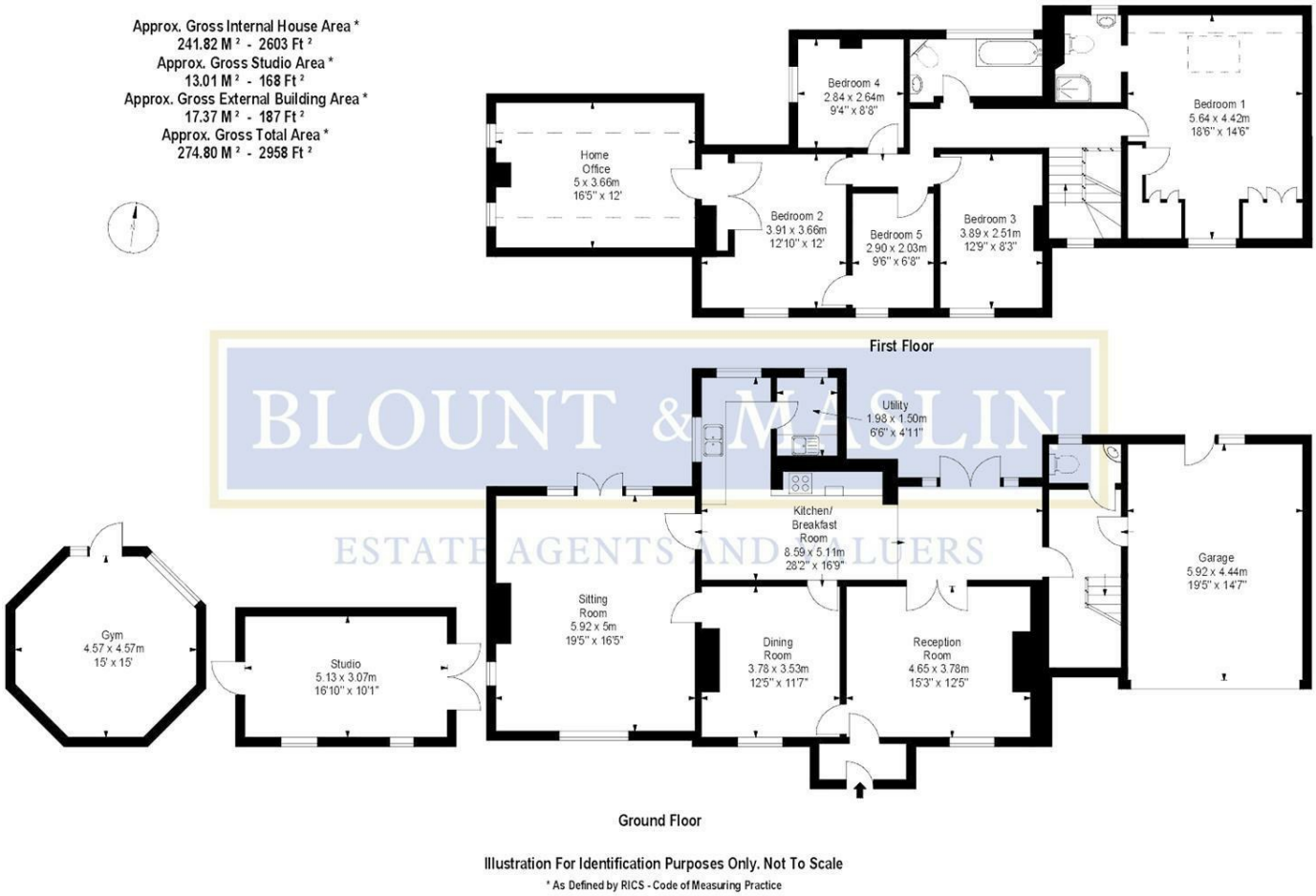
Malmesbury Road, Minety

The Property
A generously proportioned detached house with Victorian origins, extended to provide spacious and versatile family accommodation. The property offers five bedrooms, including a master with en-suite, and a separate family bathroom. Bedroom 2 benefits from a large additional room, offering excellent flexibility - ideal as a home office, gym, or space for teenage sleepovers. The ground floor features a perfect shaped and spacious sitting room with open fireplace, two further reception rooms, and a well equipped kitchen/breakfast room with AGA. Outside, wrought iron gates open onto a gravelled driveway providing ample parking and turning space. A large garage includes a remote controlled door and access to the house and impressive rear garden. The plot extends to just under one-third of an acre. The mature garden includes an insulated studio - ideal for home office or creative space, an insulated workshop, a separate gym, and a dedicated kitchen garden with raised beds and greenhouse. Double wooden gates give vehicular access to the rear of the property and wonderful walks across the fields to the rear take you to the heart of the village in minutes.

General
Mains water, electricity and drainage are connected. When in use, the electric AGA provides domestic hot water. The oil fired boiler provides central heating and hot water when needed. Council Tax Band F - £3469.70 payable for 2026/27. EPC rated D - 57.

Minety
Minety is a lively village with a strong sense of community which boasts a pre-school and excellent primary school serving the local area. The village has a wide variety of clubs and activities, a village hall which hosts the Minety Community Shop, well respected local rugby club and tennis club. The neighbouring and vibrant market town of Malmesbury lies to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey. Its charming High Street offers unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. From Minety, the beautiful city of Bath is 33 miles to the south-west and either Junction 16 at Swindon (8.5 miles) or Junction 17 at Chippenham (10 miles) of the M4 provide access to the area's major employment centres. Railways are well served and Paddington Station can be reached in under an hour from Swindon. Further stations are close-by at Kemble and Chippenham. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9QX
From Malmesbury proceed east towards Cricklade on the B4040. On reaching Minety, the property is the first on the left, denoted by our 'For Sale' board.
what3words download.lateral.crabmeat



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While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.